

Industrial Unit To Let

2 Navigator Court,
Preston Farm,
Stockton-On-Tees,
Cleveland, TS18 3TG

Bradley Hall

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Suite 5, 9 Evolution Business Park, Wynyard, TS22 5FG

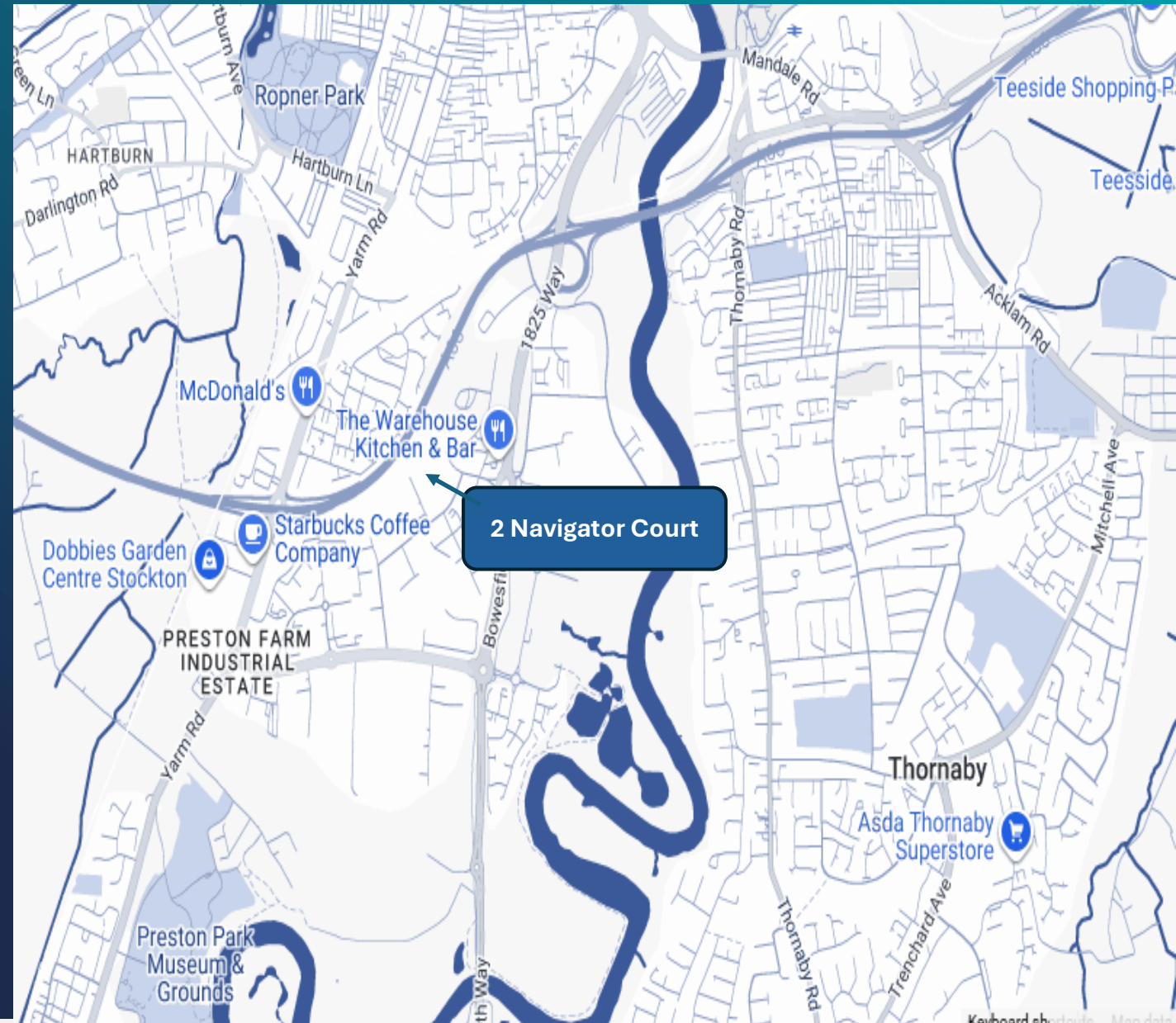


LOCATION

Situated within Preston Farm Business Park, one of Stockton-on-Tees' most established and well-regarded commercial locations.

The estate lies approximately 1.5 miles east of Stockton town centre and benefits from excellent road communications, being in close proximity to the A66 dual carriageway which provides direct access to the A19 and wider regional motorway network.

The surrounding area is predominantly commercial in nature, comprising a mix of office, trade counter and light industrial occupiers, with a range of amenities available nearby at Preston Farm Retail Park.



DESCRIPTION

The property comprises a modern end-terrace workshop / warehouse unit of steel portal frame construction, with insulated cladding to all elevations and roof above.

Externally, the property benefits from a large secure yard providing excellent loading, circulation and parking provisions.

Internally, the accommodation provides ground floor offices, reception, kitchenette and WC facilities, together with a mezzanine level offering additional storage space. The unit offers flexible accommodation suitable for a range of industrial and trade counter uses, subject to the necessary consents.



Part	Sq Ft	Sq M
2 Navigator Court	3,606	335

ACCOMMODATION

Important Information



The property is available by way of a new lease, at a rent of £X per annum, subject to terms.

Rating Assessment

The rateable value of the premises as at 1 April 2023 is £14,750 and the estimated rates payable for the current year is £7,360.25. This is based on the standard Small Business Rate of 49.9p in the pound; however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Legal Costs

Each party is responsible for their own legal costs.

EPC

To be reassessed.

Service Charge

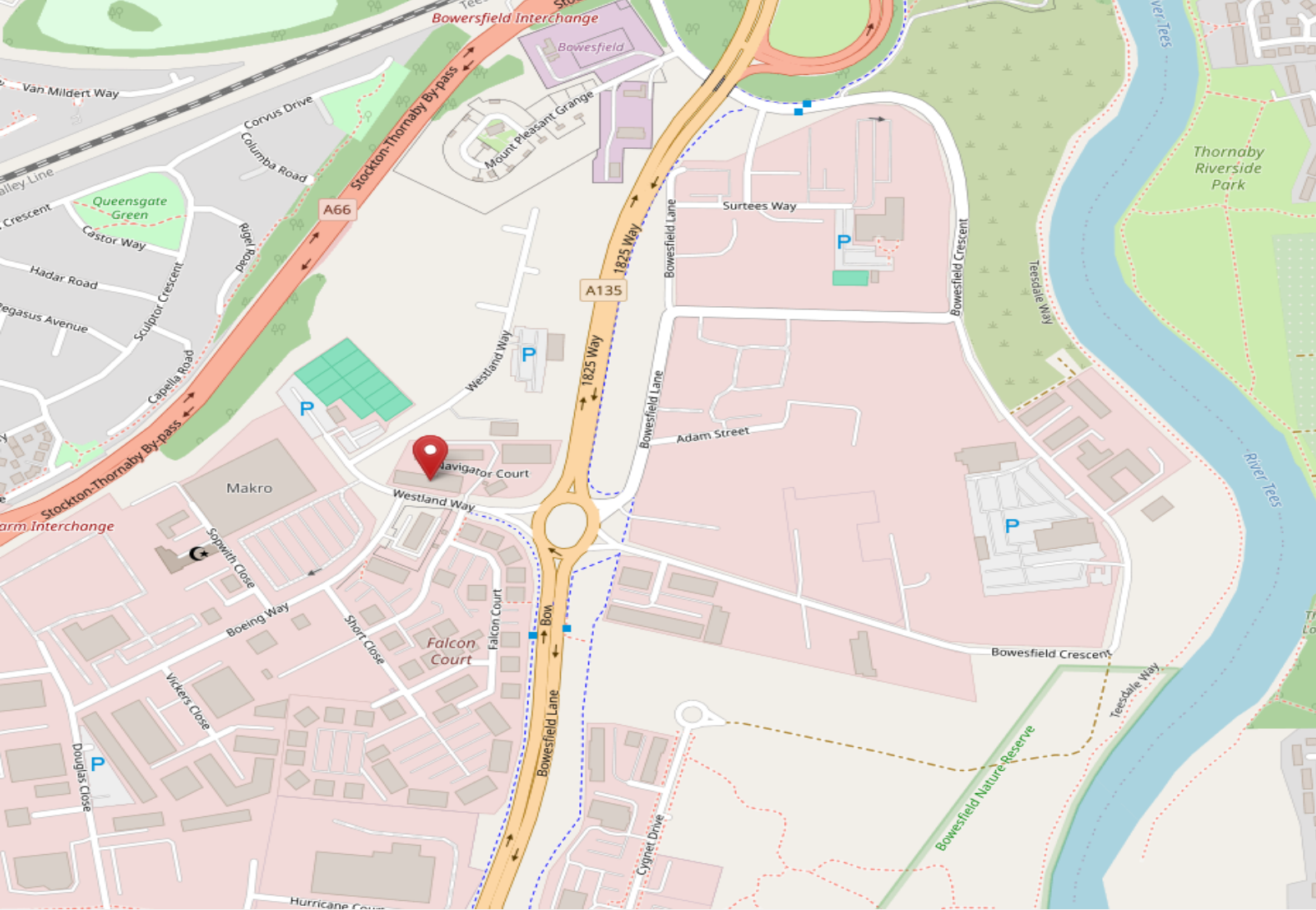
The Landlord operates a service charge in respect of common and communal items, further information is available upon request

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
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